091.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	837,600	/	837,600
USE VALUE:	837,600	/	837,600
ASSESSED:	837,600	/	837,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYLE THOMAS J
Owner 2:	
Owner 3:	
Street 1:	84 HEMLOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,543 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1976, having primarily Vinyl Exterior and 1775 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10543.000	322,200		515,400	837,600
Total Card	0.242	322,200		515,400	837,600
Total Parcel	0.242	322,200		515,400	837,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.83 | /Parcel: 471.8

Legal Description

User Acct

58225

GIS Ref

GIS Ref

Insp Date

10/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,200	0	10,543.	515,400	837,600	837,600	Year End Roll	12/18/2019
2019	101	FV	248,800	0	10,543.	522,800	771,600	771,600	Year End Roll	1/3/2019
2018	101	FV	248,800	0	10,543.	390,200	639,000	639,000	Year End Roll	12/20/2017
2017	101	FV	248,800	0	10,543.	353,400	602,200	602,200	Year End Roll	1/3/2017
2016	101	FV	248,800	0	10,543.	338,700	587,500	587,500	Year End	1/4/2016
2015	101	FV	242,400	0	10,543.	287,200	529,600	529,600	Year End Roll	12/11/2014
2014	101	FV	242,400	0	10,543.	272,400	514,800	514,800	Year End Roll	12/16/2013
2013	101	FV	242,400	0	10,543.	259,200	501,600	501,600		12/13/2012

!7358!

PRINT

Date	Time
12/10/20	22:00:15

LAST REV

Date	Time
07/11/19	15:07:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7358

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	991-116		11/1/1984		125,250	No	No		Catherine J Boyle dod 3/29/2007

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2004	767	Siding	19,900					
9/15/2003	778	Re-Roof	2,400					
8/16/1994	417	Manual	8,900					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Meas/Inspect	CC	Chris C
3/26/2009	Meas/Inspect	189	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
5/19/2000	Entry Denied	276	PATRIOT
3/14/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58225
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10543		Sq. Ft.	Site		0	70.	0.70	5									515,404						515,400	

Total AC/HA: 0.24203 | Total SF/SM: 10543 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 515,404 | Spl Credit | Total: 515,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1976	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.7	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382147
Depreciation:	59997
Depreciated Total:	322150

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

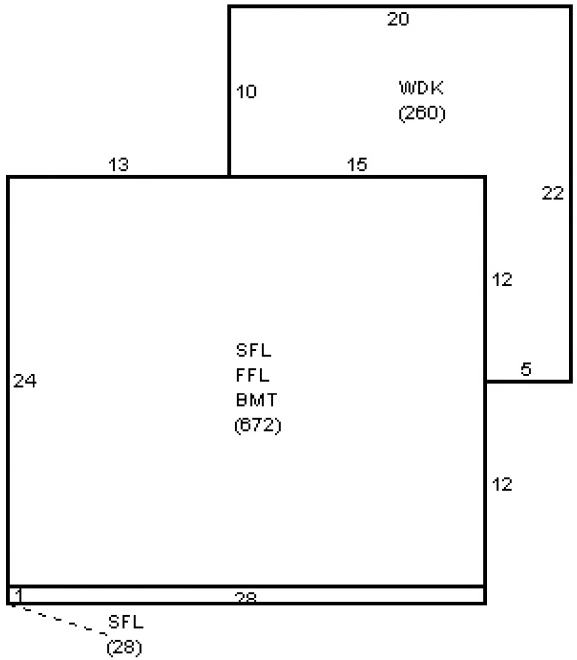
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	139.84
Final Total:	322200	Val/Su SzAd	234.84

SKETCH



6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	700	182.230	127,562
BMT	Basement	672	75.990	51,066
FFL	First Floor	672	182.230	122,460
WDK	Deck	260	9.850	2,560

Net Sketched Area:	2,304			Total:	303,648
Size Ad	1372	Gross Are	2304	FinArea	1775

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---